

061.A

0005

0002.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

240,400 / 240,400

USE VALUE:

240,400 / 240,400

ASSESSED:

240,400 / 240,400



PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Owner 1:	COLARUSSO PROPERTIES LLC	Unit #:	E2
Owner 2:			
Owner 3:			

Street 1: 22 MILL ST SUITE 305

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: COLARUSSO ANTHONY M TRUSTEE -

Owner 2: ADEM NOMINEE TRUST -

Street 1: 22 MILL ST SUITE 305

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 649 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	240,400			240,400		127384
							GIS Ref
							GIS Ref
							Insp Date
							10/19/17

PREVIOUS ASSESSMENT		Parcel ID		USER DEFINED						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	233,600	0	.	.	233,600	233,600	Year End Roll	12/18/2019
2019	102	FV	213,200	0	.	.	213,200	213,200	Year End Roll	1/3/2019
2018	102	FV	176,500	0	.	.	176,500	176,500	Year End Roll	12/20/2017
2017	102	FV	135,900	0	.	.	135,900	135,900	Year End Roll	1/3/2017
2016	102	FV	133,200	0	.	.	133,200	133,200	Year End	1/4/2016
2015	102	FV	117,600	0	.	.	117,600	117,600	Year End Roll	12/11/2014
2014	102	FV	95,000	0	.	.	95,000	95,000	Year End Roll	12/16/2013
2013	102	FV	95,000	0	.	.	95,000	95,000		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
COLARUSSO ANTHO	73575-550	2	11/1/2019	Convenience	1
GOULD ANNA	27159-202		3/26/1997		61,000

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
6/14/2010	652	Manual	2,625					FRAMING REPAR	10/19/2017	Measured	DGM	D Mann											
6/3/2010	551	Inter-De	2,900						5/6/2000		197	PATRIOT											

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																													
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			<p>Building Number 5.</p> <p>RESIDENTIAL GRID</p> <table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units: 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>RMs: 4</td> <td>BRs: 2</td> <td>Baths: 1</td> <td>HB: 0</td> </tr> </table>				1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RMs: 4	BRs: 2	Baths: 1	HB: 0				
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Level	FY LR DR D K FR RR BR FB HB L O																																								
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Lvl 2																																									
Lvl 1																																									
Lower																																									
Totals	RMs: 4	BRs: 2	Baths: 1	HB: 0																																					
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:																																				
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																																				
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																																				
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average																																				
Prime Wall: 7	- Brick			A HBth: 1	Rating:																																				
Sec Wall: 1	%			OthrFix: 1	Rating:																																				
Roof Struct: 2	- Hip			OTHER FEATURES																																					
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																																				
Color: BRICK				A Kits: 1	Rating:																																				
View / Desir: N	- NONE			Fpl: 0	Rating: Average																																				
GENERAL INFORMATION				WSFlue: 1	Rating:																																				
Grade: C	- Average			CONDOS INFORMATION																																					
Year Blt: 1962	Eff Yr Blt:				Location: R	- Rear																																			
Alt LUC:	Alt %:			Total Units: 1																																					
Jurisdct: G12	Fact: .			Floor: 1																																					
Const Mod:				% Own: 0.657700002																																					
Lump Sum Adj:				Name: 9 - 6021																																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																													
Avg Ht/FL: STD				Phys Cond: AV	- Average			30. %					No Unit	RMS	BRS	FL																									
Prim Int Wall: 2	- Plaster			Functional: 1				1					1	4	2	0																									
Sec Int Wall: 1	%			Economic: 1				2																																	
Partition: T	- Typical			Special: 1				3																																	
Prim Floors: 4	- Carpet			Override: 1				4																																	
Sec Floors: 1	%			Total: 30.6			5																																		
Bsmnt Flr:				CALC SUMMARY								COMPARABLE SALES																													
Subfloor:				Basic \$ / SQ: 320.00								Rate	Parcel ID	Typ	Date	Sale Price																									
Bsmnt Gar:				Size Adj: 1.42449927																																					
Electric: 3	- Typical			Const Adj: 1.06049991																																					
Insulation: 2	- Typical			Adj \$ / SQ: 483.418																																					
Int vs Ext: S				Other Features: 32727																																					
Heat Fuel: 1	- Oil			Grade Factor: 1.00																																					
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																																					
# Heat Sys: 1				NBHD Mod: 1																																					
% Heated: 100				LUC Factor: 1.00																																					
Solar HW: NO	Central Vac: NO			Adj Total: 346465																																					
% Com Wall:	% Sprinkled:			Depreciation: 106018																																					
				Depreciated Total: 240447																																					
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:																																
SPEC FEATURES/YARD ITEMS				PARCEL ID 061.A-0005-0002.0																																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																								
More: N	Total Yard Items:				Total Special Features:									Total:																											



AssessPro Patriot Properties, Inc